



Council On Affordable Housing

NEWSLETTER

April 2003

Belvidere Granted Interim Substantive Certification

Belvidere Town, Warren County, was granted interim substantive certification at the Council on Affordable Housing's (COAH) April 2, 2003 meeting. Belvidere had a precertified need of 24 units, all of which were units in need of rehabilitation. The town provided crediting documentation for 50 newly constructed (1998) family rental units at Belvidere Square and for eight units rehabilitated since April 1, 1990. All the credits were approved leaving Belvidere with a surplus of 34 units. Interim certification is valid until one year after the effective date of COAH's third round methodology and rules.

Adoption of 2003 Income Limits Postponed

For the first time in several years, the Council on Affordable Housing (COAH) did not adopt new income limits at its April meeting. Adoption of 2003 income limits is expected at the May 7, 2003 meeting.

COAH Approves Two Readington Township RCAs

At its April 2, 2003 meeting, the Council on Affordable Housing (COAH) approved two regional contribution agreements (RCA) for Readington Township, Hunterdon County. These RCAs are amendments to Readington's existing plan, certified by COAH May 7, 1997.

With the first RCA, Readington will send 15 units to Manville Borough, Somerset County, at \$20,000 per unit for a total cost of \$300,000. Manville will use the funds for a scattered-site housing rehabilitation program.

The second RCA sends 55 units to Bound Brook Borough, Somerset County, at \$20,000 per unit for 15 units and \$25,000 per unit for 40 units for a total cost of \$1,300,000. This amendment was in response to a COAH directive of September 5, 2001, calling for Readington to amend its certified housing plan so as to provide an alternative to its unsuccessful accessory apartment program. Like Manville, Bound Brook will use the funds for a scattered-site housing rehabilitation program.

Readington's Amendment Approved

The Council on Affordable Housing (COAH) approved an amendment to the COAH-certified housing element and fair share plan of Readington Township, Hunterdon County, at COAH's April 2, 2003 meeting. Readington's plan was originally certified by COAH on May 7, 1997, addressing a precertified need of 475 units (81 rehabilitation and 394 new construction). The amended plan substitutes 70 regional contribution agreement (RCA) units in two RCAs and five group home units plus five rental bonuses in two ARC owned houses for units that were to be constructed at the Cushetunk Commons project (18 rental units plus 18 rental bonuses), at the Dobozyński Farm (two rental units plus two rental bonuses) and through Readington's unsuccessful accessory apartment program (10 units).

COAH Extends Second Round Substantive Certifications

At its April 2, 2003 meeting, the Council on Affordable Housing (COAH) extended the substantive certifications for Rockaway Township, Morris County; Cape May City, Cape May County; East Amwell Township, Hunterdon County; and Franklin Township, Somerset County. The certifications were due to expire prior to the adoption of COAH's third round methodology and rules. The extensions last until one year after COAH's third round rules become effective.

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Did You Know . . .

Alimony and child support payments received by an individual or household must be included as income when determining eligibility for low and/or moderate income units. However, such payments cannot be deducted from the income of an individual or household making such payments if that individual or household is applying for affordable housing.



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COAH Readopts Procedural Rules

The Council on Affordable Housing (COAH) voted to readopt N.J.A.C. 5:91 et seq. Procedural Rules at its April 2, 2003 meeting. These rules, which describe the procedures that must be followed by the COAH staff and Board, municipalities and the public with regard to processes for petitioning for substantive certification, housing element and fair share plan review, objections to plans, mediation, regional contribution agreements (RCA), amendments and all other aspects of COAH's procedural process, were due to expire. This rule readoption will be sent to the Office of Administrative Law (OAL) and is proposed to be published in the May 5, 2003 New Jersey Register.

Monitoring Reports Forms Mailed

As of April 3, 2003, all of the COAH Annual Monitoring forms were mailed to municipalities under the Council on Affordable Housing's (COAH) jurisdiction and to municipalities required by the Court to report to COAH. All forms were mailed to the municipal clerk whether or not the clerk is the party responsible for completing the forms. It is the responsibility of the municipal clerk to pass these forms on to the proper individual or authority for their completion. The information provided on these forms is used to track affordable housing activity throughout the state. Forms must be completed and returned to COAH by May 2, 2003. If you have any questions regarding the forms, please contact Kathy McGlinchy at (609) 292-1097.

Help COAH Update Mailing Lists

The Council on Affordable Housing (COAH) is requesting that municipalities, attorneys, planners, developers, nonprofits and housing advocates that receive regular mailings from COAH, such as this newsletter, help COAH update the various mailing lists we use. Please look at the mailing labels on everything you receive from COAH and make sure we have the correct address, person and spelling. If errors exist or information is out-of-date, please fax changes to the attention of James Cordingley at (609) 633-6056.



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